

The Firs

At Elmbridge Housing Trust we recognise that getting older means different things to different people. Whether you are looking for greater security, somewhere more affordable, companionship, or simply a more manageable home, **The Firs** is specially designed to meet your needs.

The Firs is ideally located in Claygate with easy access to shops, medical centre, and Day Centre. There are regular buses to Esher, Kingston Hospital, Kingston Centre, and Roehampton, and there is a train station within walking distance. Independent living at The Firs does not mean isolation as the social committee organises a wide range of social events offering something for everyone.

Features:

- 41 units in main building (including 15 leaseholder units) over 3 floors
- 54 units in out-lying maisonette blocks including 1 x two bed and 1 x three bed disability bungalows
- Lift x 2 (in main building)
- Communal lounge, laundry room, shower room, bathroom, W.C., disabled W.C., communal garden and patio area
- Limited non-allocated parking for residents and visitors
- Secure door entry system (on main building)
- Emergency call system
- Resident Scheme Manager
- Twin guest room x 1 (in main building)



Benefits

- Worry free lifestyle
- Independence with support at hand
- Peace of mind
- Security
- Help in an emergency
- Company when wanted



Costs

A range of facilities are provided in our ERA properties, for which we charge rent and service charges. The service charges are used to cover the costs of communal services such as lighting and heating corridors and lounges, the provision of the community alarm service, the scheme manager service, as well as the replacements of fixtures and fittings. Each scheme is slightly different, and in this scheme the service charges cover:



- Scheme Manager costs
- Community Alarm costs
- Communal fixtures and fittings costs
- Communal lift costs
- Communal grounds maintenance
- Communal internal and external window cleaning
- Communal heating costs
- Communal electricity costs
- Communal Council Tax
- Communal water rates
- Personal heating in the flat

Please note, this is not an exclusive list, however it does cover the main services included in the service charge. Personal heating and electricity are shown separately on your bill.

For more information:

Write to: Elmbridge Housing Trust, Case House, 85-89 High Street, Walton on Thames, Surrey, KT12 1DZ

Call: 01932 235700 **Email:** housingneeds@elmbridgehousing.org.uk

Where to find it:

The Firs
Firs Close
Claygate
KT10 0NW

